PLANNING COMMISSION MEETING
104 CRESTONE AVE.

COMMISSIONERS MEETING ROOM
SALIDA, COLORADO

4:00 p.m. - Work Session:

Discussion regarding changes/updates to the FEMA Flood Plain

Continue discussion regarding Land Use Code.

6:00 p.m. Regular Meeting

Pledge of Allegiance

Limited Impact Review - Applicant: Hammer Holdings LLC dba The Adventure Company
Location: 12821 County Road 314, Tract A-1 Jordan/Tharp Minor Subdivision, Buena Vista
Zone: Commercial Request: To use part of the parcel as an employee campground for seasonal employees of the companies rafting/outfitters business. (Tabled from the February 23. 2016 meeting)

6:30 p.m. – Public Hearing – To consider minor amendments to certain sections of the Chaffee County Land Use Code.

Table 2.2: Use Table: Modify Use Table Items: to remove the section headings to the table including: Residential and Related Uses; Agricultural, Food, and Animal Uses; Commercial, Institutional, and other Non-Residential Uses, and Public Utility and Related Uses. The proposed change to the table shows the section headings removed and the permitted uses re-alphabetized.

Article 4.1.3A2e: Consultants and Referral Agency Reviews. The Director Staff shall identify which referral agencies will potentially be part of the review, and whether consultant reviews are likely to be required.

Article 4.1.3D: LUC 4.1.3D Review by Referral Agency. The potential referral agencies will be identified by staff at the Pre-Application Meeting.

Article 4.1.3D3: Referral Agencies. The following constitute referral agencies:

a. Each municipality within a 1-mile radius of a proposed land use identified in C.R.S. 31-15-501(1)(a) and (1)(d). 1(a) refers to offensive or unwholesome
business, and 1(d) refers to industrial-type agricultural activities including but not limited to slaughterhouses, tanneries, and dairies.

b. Any local government or agency which has entered into an intergovernmental agreement with the County that applies to the area where the use will occur.

c. Each county or municipality within a 2-mile radius of a proposed subdivision, or subdivision exemption (required for application proposing division of land).

d. The Colorado Division of Wildlife (CDOW) (required for application proposing division of land).

e. The appropriate school districts (required for application proposing division of land).

f. Any utility, fire district, sanitation district, water district, local improvement or service district, water supply protection district, or ditch company or ditch owners (required for application proposing division of land).

g. County, district or regional health department, or CDPHE (required for application proposing division of land).

h. State Engineer (required for a use proposing division of land).

i. The Colorado State Forest Service (required for application proposing division of land).

j. The Upper Arkansas Soil Conservation District (required for application proposing division of land).

k. Colorado Geologic Survey (required for application proposing division of land).

l. The Planning Commission may be a referral agency if the proposal is not subject to review and public hearing by the Commission.

Since the Planning Commission determines which referral agencies, if any, will be notified, it is proposed to strike “(required for application proposing division of land).

Create New Section

**LUC 4.3.4A4a.** As part of the Planning Commission review, the Planning Commission shall identify which, if any, of the referral agencies in Section 4.1.3D should review the application.

**Article 4.3.4B3: Review by Referral Agency.** The Director shall submit the application to referral agencies in accordance with Sections 4.1.3D.

This section is proposed to be deleted and the requirement reworded and moved to the sketch plan section as shown in item 4 above.

**Article 5.2.3J: Proposed Minor Subdivision Exemption – division by road, highway, railroad or major stream** To be added to Section 5.2.3 Additional Types of Subdivision Exemptions

J. Minor Subdivision Exemption. A Minor Subdivision Exemption may be used to separate parcels under a single ownership that are divided by a County Road, State Highway, railroad, river or major stream.

1. Parcels Eligible:
   a. Parcels that existed on or before May 5, 1972 and on that date were divided by deeded County Road or State Highway.
   b. Parcels that existed on or before May 5, 1972 and on that date were divided by an existing railroad.
   c. Parcels that existed on or before May 5, 1972 and are naturally split by the Arkansas River, the South Arkansas River, Chalk Creek or Cottonwood Creek (including North and South branches)

2. A residential lot created through this process shall conform to the overall zoning density and lot size requirements.
3. The residential lot shall include all requirements detailed in the Land Use Code including frontage, minimum setbacks, easements, fire protection, access permits and addressing.

**Article 7.3.4: Subdivision Fire Protection** All subdivisions shall provide adequate access and water supply for fire suppression. Fire suppression water supplies are required in subdivisions to protect the lives of residents and firefighters, to protect the personal property of the residents and neighboring property owners, and to minimize the threat of wildfires through early response and suppression.

A. **Water Supply.** Water used for fire protection purposes may be non-potable water and may be from a source separate from the domestic supply. The amount of water, type of delivery system and storage system is determined by several factors. The most critical factor is the density of the subdivision; other factors include wildfire threat levels and geography. The developer should contact the appropriate municipality or Fire Protection District during the Sketch Plan phase. Fire fighting water supply for the proposed subdivision shall be identified as part of the Preliminary Plan submittal, and shall meet the requirements of the appropriate Fire Protection District.

1. **Fire Cisterns.** Where the Fire Protection District does not provide specific requirements, such as a payment in lieu of a fire suppression system, a fire protection cistern shall be required. The cistern shall be designed to meet the fire protection needs of the subdivision and approved by the appropriate fire district.

a. Larger cisterns strategically placed are encouraged and recommended by the local fire districts. The developer shall work with the local fire jurisdiction to determine the sizing, placement and spacing of cisterns to optimize access and utilization of the water supply for structural and wildfire suppression.

b. Minimum Guidelines for cistern sizing and placement:
   (1) One 15,000-gallon cistern for each 30 lots in a subdivision (i.e. 25 lots requires one cistern, 32 lots requires two).
   (2) Placement near subdivision entrance to primary road unless a more suitable location is determined due to existing or potential hazards.
   (3) Cisterns may be located within easements, or on common subdivision ground such as common open space. Exact location shall be approved by the Fire Protection District prior to installation.
   (4) A fire apparatus turn-out shall be provided with minimum dimensions of 50 feet long by 8 feet wide, centered on the cistern connection, and constructed in accordance with the requirements of the road accessing the cistern, maintained for year-round access.
   (5) Dry hydrants may be considered as an alternative to a cistern, provided they are maintained and useable year-round. Dry hydrant approval will be based on the available supply of the water source.

c. Cisterns in subdivisions with four or fewer lots; the minimum requirements detailed in this Section apply, with the exception that a single 6,000-gallon cistern may be used.


**Article 7.8.1: Accessory Dwellings Unit (ADU)**

**Maximum Floor Area.** The conditioned living space of an ADU shall not exceed 800 square feet in size. 60 percent of the floor area of the primary dwelling unit on the same parcel not to exceed 1,250 square feet.